

# **Alpha Building Corporation**

**5541 Bear Lane #201**

**Corpus Christi, TX 78504**

**361-299-6292 Fax 361-299-6374**

**Scope of Work Proposal**

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## **Delivery Order Work Proposal**

**For**

**Hidalgo County  
Edinburg, TX 78539**

**Date: 01-18-12**

**Title: Hidalgo County- Urban County Program  
Construction of Bathroom Facilities at  
LA Plazita Park, in Weslaco Texas**

**Project # 5010-80-0306-5000-8000-UCP-GVG**

**Location: Edinburg , TX**

**Attn: Hidalgo County**

Dear Customer,

We are pleased to provide you with our proposal for the **Hidalgo County- Urban County Program Construction of Bathroom Facilities at LA Plazita Park, in Weslaco Texas** project. Please see accompanying scope of work. Alpha Building Corporation is extending this price to Hidalgo County under HCDE JOC RFP# 101030JC-HCDE State Wide.

Alpha Building Corporation has acknowledged addendums 1.

If you have any questions concerning this proposal or we may be of assistance in any other way please don't hesitate to call on me. We look forward to working with you.

Warmest Regards,

Fred Lozano  
956-343-1101

## Description of Work

**Project Cost:** \$84,336.83

**Scope of Work:** Provide all labor, equipment and material necessary to construct new restroom facilities according to prints and specifications given by Hidalgo County.

### **Staging and Protection:**

- Establish with the owner's direction an area for storage of materials and spoils.
- Provide protection to existing construction during all phases.
- Dispose of all construction spoils by dumpster or direct haul off.

### **Scope of work:**

- Demolition
- Site work includes concrete and paving
- Metal Building and Canopy
- Interior Architectural finishes and specialties
- Electrical and Data
- Mechanical and Plumbing
- Fire Alarm

### **Assumption:**

*Material and labor associated with unforeseen or unexpected conditions are not included with this scope of work and proposal. Any costs associated with unforeseen or unexpected conditions are above and beyond this scope of work and will incur additional cost above and beyond those proposed with this scope of work. Move will take place weather permitting*

### **Exclusions:**

- *Hazardous material surveys, work, and clearances are not included in this scope of work and are to be completed by others.*
- *Delay in project caused by owner, acts of god, or inclement weather*
- *Work not specified in plans*

### **Clarifications:**

No work on change variances (orders) will be performed without written and documented authorized documentation.

**General Assumptions:**

- Hazardous material work or clean up is neither expected nor priced in this proposal.
- Special lead time equipment and materials. TBD
- Interface with existing structure: *Yes*
- Possible disruption to building personnel and plans to minimize: Area to be inaccessible to general public during installation time of section.
- Outages: None
- Special training/Orientation Requirements: None
- Work to be performed during non-normal hours: None
- Outage Coordination: Alpha supt. and County designates
- Schedule Issues: None
- Special Issues: None
- Special Security Requirements: Protection of general public
- Significant Milestones: None
- Hazardous Materials: None

Quality Assurance Considerations: A pre-final inspection will be held 1 day prior to final completion date. Any items identified will be corrected before request for final inspection.

**I. STAFFING PLAN:**

- |  |                                 |
|--|---------------------------------|
| A. Project Manager: <u>Fred Lozano</u> | C. Quality Control Coordinator: |
| B. Superintendent: <u>TBA</u>          | D. Subcontractors:              |

**II. PERMITS: To be provided by General Contractor and Transporter.**

- |             |          |          |
|-------------|----------|----------|
| A. Demo:    |          |          |
| B. Burning: | Welding: | Cutting: |

**SUBMITTAL REQUIREMENTS: TBD**

**III. CONSTRUCTIBILITY & VALUE ENGINEERING SUGGESTIONS:**

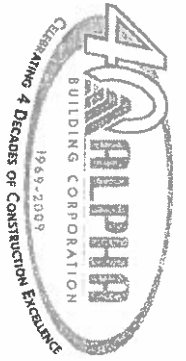
None

Submitted By:

Fred Lozano

Approved By:

\_\_\_\_\_ Date \_\_\_\_\_



**Preliminary Estimate, by line item**  
 Fred Lozano  
 Alpha Building Corporation  
 RFP# 10/030JC - HCDE Statewide  
 Hidalgo County Urban County - 01  
 Fred Lozano

**Summary of tagged estimates...**

**Estimator: Fred Lozano**

**Division Summary (MF04)**

01 - General Requirements	
02 - Existing Conditions	
03 - Concrete	\$11,084.00
04 - Masonry	\$16,866.75
05 - Metals	
06 - Wood, Plastics, and Composites	\$8,487.06
07 - Thermal and Moisture Protection	\$4,396.50
08 - Openings	\$5,224.00
09 - Finishes	\$5,421.70
10 - Specialties	\$1,081.00
11 - Equipment	
12 - Furnishings	
13 - Special Construction	\$342.00
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$28,953.00
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$308.00
<b>Totalling Components</b>	
RSMeans Subtotal	\$94,441.56
RSMeans MCALLEN, TX CCI 2011Q4, 79.30%	\$(19,549.40)
<b>Material, Labor, and Equipment Totals (No Totalling Components)</b>	
Material:	
Labor:	\$43,108.59
Equipment:	\$29,589.65
Other:	\$16.70
Laborhours:	\$21,728.62
Green Line Items: 1	678.70
	\$498.00
<b>Grand Total</b>	<b>\$71,300.81</b>

26 - Electrical	\$11,451.05
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	\$826.50
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternates	
Assemblies	
<b>MF04 Bare Total (Without totalling components)</b>	<b>\$94,441.56</b>

CCI Installation Adjustment (McAllen) (6.0000%)	\$1,775.37
JOC Coefficient Standard (-7.0000%)	\$(5,366.72)

Priced/Non-Priced	
Total Priced Items:	65
Total Non-Priced Items:	0
	65
	\$94,441.56
<b>Grand Total</b>	<b>\$71,300.81</b>

## Preliminary Estimate, by line item

Estimator: Fred Lozano

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>03 - Concrete</b>						
1	03-30-53-40-3940 Concrete in place, including forms (4 uses), reinforcing steel concrete, placement and finishing unless otherwise indicated, footings, strip, 3000 PSI, 24" x 12", reinforced Concrete beam # 2	C.Y.	8.0000	\$305.00	\$2,440.00	RSM11FAC M, L, E, O&P
2	03-30-53-40-3950 Concrete in place, including forms (4 uses), reinforcing steel, concrete, placement and finishing unless otherwise indicated, footings, strip, 3000 PSI, 36" x 12", reinforced Concrete Beam 1&3	C.Y.	14.0000	\$286.00	\$3,724.00	RSM11FAC M, L, E, O&P
3	03-30-53-40-4000 Concrete in place, including forms (4 uses), reinforcing steel, concrete, placement and finishing unless otherwise indicated, foundation mat, 3000 PSI, under 10 C.Y., Foundation Pad	C.Y.	12.0000	\$410.00	\$4,920.00	RSM11FAC M, L, E, O&P
<b>03 - Concrete Total</b>					<b>\$11,084.00</b>	
<b>04 - Masonry</b>						
4	04-05-19-26-0020 Masonry reinforcing bars, steel bars ASTM A615, placed horizontally, #5 and #6 bars Lb.	Lb.	325.0000	\$1.19	\$386.75	RSM11FAC M, L, O&P
5	04-22-10-14-1150 Concrete block, back-up, C90, 2000 PSI, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout, normal weight, 8" x 16" units, tooled joint one side, reinforced, alternate courses, 8" thick	S.F.	1,400.0000	\$9.35	\$13,090.00	RSM11FAC M, L, O&P
6	04-22-10-16-2500 Concrete block, bond beam, C90, 2000 PSI, includes mortar, grout and 2 #5 horizontal reinforcing bars, excluding scaffolding, and vertical reinforcing, lightweight block, 8" high, 8" thick 8"x16"x8 Bond Beam	L.F.	100.0000	\$13.90	\$1,390.00	RSM11FAC M, L, O&P
7	04-23-13-10-0100 Glass block, includes mortar, excludes scaffolding, plain, 4" thick, under 1,000 S.F., 6" x 6"	S.F.	40.0000	\$50.00	\$2,000.00	RSM11FAC M, L, O&P
<b>04 - Masonry Total</b>					<b>\$16,866.75</b>	
<b>06 - Wood, Plastics, and Composites</b>						
8	06-05-23-10-0520 Nails, based on 50 lb box purchase, box, 3d to 20d, galvanized	Lb.	50.0000	\$1.95	\$97.50	RSM11FAC M, O&P
9	06-05-23-40-1600 Sheet metal screws, self-drilling, with washers, (pinch point) #8 x 3/4", galvanized	C	3.0000	\$8.55	\$25.65	RSM11FAC M, O&P
10	06-05-23-40-1600 Sheet metal screws, self-drilling, with washers, (pinch point) #8 x 3/4", galvanized	C	3.0000	\$8.55	\$25.65	RSM11FAC M, O&P
11	06-05-23-50-0020 Wood screws, #8, 1" long, steel	C	300.0000	\$3.75	\$1,125.00	RSM11FAC M, O&P
12	06-05-23-50-0400 Wood screws, #10, 1" long, steel	C	3.0000	\$4.02	\$12.06	RSM11FAC M, O&P
13	06-05-23-60-1400 Timber connectors, joist and beam hangers, galvanized, 18 gauge, 2" x 6" to 2" x 10" Ea. joist	P	40.0000	\$4.82	\$192.80	RSM11FAC M, L, O&P

# Preliminary Estimate, by line item

Combined estimates...

**Estimator: Fred Lozano**

**06 - Wood, Plastics, and Composites**

Item	Description	UM	Quantity	Unit Cost	Total	Book
14	06-05-23-60-3500 Timber connectors, rafter anchors, galvanized, 18 gauge, 1-1/2" wide, 5-1/4" long	Ea.	40.0000	\$4.38	\$175.20	RSM11FAC M. L. O&P
15	06-1-10-10-1080 Beam and girder framing, single, 2" x 14" Main Beam	L.F.	60.0000	\$4.12	\$247.20	RSM11FAC M. L. O&P
16	06-11-10-18-2002 Joist framing, joists, 2" x 4"	L.F.	200.0000	\$1.26	\$252.00	RSM11FAC M. L. O&P
17	06-1-10-18-2105 Joist framing, joists, 2" x 6", pneumatic nailed Ceiling and roof joist	L.F.	2,200.0000	\$1.36	\$2,992.00	RSM11FAC M. L. O&P
18	06-11-10-30-2000 Roof framing, fascia boards, 2" x 8"	L.F.	200.0000	\$5.80	\$1,160.00	RSM11FAC M. L. O&P
19	06-16-36-10-0202 Sheathing, plywood on roofs, CDX, 5/8" thick	S.F.	900.0000	\$1.64	\$1,476.00	RSM11FAC M. L. O&P
20	06-22-13-60-1050 Moldings, soffits, exterior AC plywood, 3/8" thick	S.F.	200.0000	\$3.53	\$706.00	RSM11FAC M. L. O&P
<b>06 - Wood, Plastics, and Composites Total</b>					<b>\$8,487.06</b>	

**07 - Thermal and Moisture Protection**

21	07-21-16-20-0160 Blanket insulation for walls, kraft faced fiberglass, 6" thick, R19, 15" wide	S.F.	600.0000	\$0.83	\$498.00	RSM11FAC Gm. M. L. O&P
22	07-21-16-20-9000 Blanket insulation for walls, minimum labor/equipment charge	Job	1.0000	\$141.00	\$141.00	RSM11FAC L. O&P
23	07-41-13-20-0300 Steel roofing panels, on steel frame, corrugated or ribbed, galvanized, 26 gauge On wood frame	S.F.	800.0000	\$4.23	\$3,384.00	RSM11FAC M. L. O&P
24	07-41-13-20-9000 Steel roofing panels, minimum labor/equipment charge	Job	1.0000	\$258.00	\$258.00	RSM11FAC L. O&P
25	07-51-13-40-1100 Fells, asphalt felt, #30, 2 squares per roll, no mopping	Sq.	6.0000	\$19.25	\$115.50	RSM11FAC M. L. O&P
<b>07 - Thermal and Moisture Protection Total</b>					<b>\$4,396.50</b>	

**08 - Openings**

26	08-12-13-13-0100 Standard hollow metal frames, steel, knock down, 16 gauge, up to 5-3/4" jamb depth, Ea. 7'-0" high, 3'-0" wide, single	Ea.	2.0000	\$228.00	\$456.00	RSM11FAC M. L. O&P
27	08-12-13-13-0100 Standard hollow metal frames, steel, knock down, 16 gauge, up to 5-3/4" jamb depth, Ea. 7'-0" high, 3'-0" wide, single 4 Hollow Metal Frames 5'	Ea.	4.0000	\$228.00	\$912.00	RSM11FAC M. L. O&P
28	08-13-13-13-0100 Standard hollow metal doors, flush, hollow core, full panel, 1-3/8" thick, 20 gauge, 3'-0" x 7'-0"	Ea.	2.0000	\$445.00	\$890.00	RSM11FAC M. L. O&P
29	08-14-16-09-1780 Smooth wood doors, flush, interior, hollow core, H.P. plastic laminate, 1-3/8" 3'-0" x Ea. 6'-8"	Ea.	4.0000	\$380.00	\$1,520.00	RSM11FAC M. L. O&P

Estimator: Fred Lozano

Preliminary Estimate, by line item  
Combined estimates...

08 - Openings

Item	Description	UM	Quantity	Unit Cost	Total	Book
30	4-3x4'10" PL Doors Hardware, average, door hardware, pocket door	Ea.	6.0000	\$241.00	\$1,446.00	RSM11FAC M, L, O&P
<b>08 - Openings Total</b>						<b>\$5,224.00</b>

09 - Finishes

31	Gypsum board, on walls and ceilings, nailed or screwed to studs, 1/2" thick, on walls, S.F. water resistant, with compound skim coat, level 5 finish Paint Ceiling	S.F.	575.0000	\$1.95	\$1,121.25	RSM11FAC M, L, O&P
32	09-91-23-72-0240 Walls and ceilings, interior, concrete, drywall or plaster, latex, primer or sealer coat, smooth finish, roller Paint Ceiling	S.F.	575.0000	\$0.41	\$235.75	RSM11FAC M, L, O&P
33	09-91-23-72-0840 Walls and ceilings, interior, concrete, drywall or plaster, latex, paint two coats, smooth S.F. finish, roller	S.F.	575.0000	\$0.72	\$414.00	RSM11FAC M, L, O&P
34	09-91-23-72-2100 Walls and ceilings, interior, masonry or concrete block, latex paint, primer or sealer coat, primer, smooth finish, brushwork	S.F.	1,290.0000	\$0.59	\$761.10	RSM11FAC M, L, O&P
35	09-91-23-72-2110 Walls and ceilings, interior, masonry or concrete block, latex paint, primer or sealer coat, primer, smooth finish, roller	S.F.	1,290.0000	\$0.52	\$670.80	RSM11FAC M, L, O&P
36	09-91-23-72-2410 Walls and ceilings, interior, masonry or concrete block, latex paint, paint one coat, smooth finish, roller	S.F.	1,290.0000	\$0.45	\$580.50	RSM11FAC M, L, O&P
37	09-91-23-72-4000 Walls and ceilings, interior, masonry or concrete block, block filler, one coat, brushwork	S.F.	1,290.0000	\$1.27	\$1,638.30	RSM11FAC M, L, O&P
<b>09 - Finishes Total</b>						<b>\$5,421.70</b>

10 - Specialties

38	10-28-13-13-0510 Commercial toilet accessories, dispenser units, combined soap and towel dispensers, mirror and shelf, flush mounted	Ea.	2.0000	\$395.00	\$790.00	RSM11FAC M, L, O&P
39	10-28-13-13-1100 Commercial toilet accessories, grab bar, straight, 1-1/4" diameter, stainless steel, 36" Ea. long	Ea.	2.0000	\$71.00	\$142.00	RSM11FAC M, L, O&P
40	10-28-13-13-1105 Commercial toilet accessories, grab bar, straight, 1-1/4" diameter, stainless steel, 42" Ea. long Closest description to match 48" long grab bar	Ea.	2.0000	\$74.50	\$149.00	RSM11FAC M, L, O&P
<b>10 - Specialties Total</b>						<b>\$1,081.00</b>

13 - Special Construction

41	13-34-19-50-6500 Pre-engineered steel buildings, accessory items, add to the basic building cost above, flashings, 26 gauge, ridge flashing, 18" wide, galvanized	L.F.	30.0000	\$11.40	\$342.00	RSM11FAC M, L, O&P
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# Preliminary Estimate, by line item

Combined estimates...

Estimator: Fred Lozano

13 - Special Construction

Item Description

UM

Quantity

Unit Cost

Total Book

13 - Special Construction Total

\$342.00

22 - Plumbing

42	22-05-76-20-5120	Cleanout tees, plastic, tees and adapters, PVC, DWV, cleanout plug, 4" pipe size	Ea.	2.0000	\$43.50	\$67.00	RSM11FAC M, L, O&P	P
43	22-11-13-23-2180	Pipe and tube, copper, solder joints, type L tubing, couplings and clevis hanger assemblies 10" O.C., 3/4" diameter	L.F.	80.0000	\$15.25	\$1,220.00	RSM11FAC M, L, O&P	P
44	22-11-13-23-2200	Pipe and tube, copper, solder joints, type L tubing, couplings and clevis hanger assemblies 10" O.C., 1" diameter	L.F.	100.0000	\$19.70	\$1,970.00	RSM11FAC M, L, O&P	P
45	22-11-13-74-1910	Pipe, plastic, including couplings and clevis hanger assemblies, 10" O.C., 3 per 10', PVC, schedule 40, 2" diameter	L.F.	50.0000	\$27.50	\$1,375.00	RSM11FAC M, L, O&P	P
46	22-11-13-74-1930	Pipe, plastic, including couplings and clevis hanger assemblies, 10" O.C., 3 per 10', PVC, schedule 40, 3" diameter	L.F.	30.0000	\$34.50	\$1,035.00	RSM11FAC M, L, O&P	P
47	22-11-13-74-1940	Pipe, plastic, including couplings and clevis hanger assemblies, 10" O.C., 3 per 10', PVC, schedule 40, 4" diameter	L.F.	200.0000	\$40.50	\$8,100.00	RSM11FAC M, L, O&P	P
48	22-11-13-76-3060	Pipe fittings, plastic, PVC, white, schedule 40, socket joints, 45° elbow, 4"	Ea.	6.0000	\$89.50	\$537.00	RSM11FAC M, L, O&P	P
49	22-11-13-76-3260	Pipe fittings, plastic, PVC, white, schedule 40, socket joints, tee, 4"	Ea.	4.0000	\$126.00	\$504.00	RSM11FAC M, L, O&P	P
50	22-42-13-30-5000	Urinals, stall type, vitreous china, includes valve	Ea.	2.0000	\$1,175.00	\$2,350.00	RSM11FAC M, L, O&P	P
51	22-46-13-10-3300	Security water closets and urinals, stainless steel, water closet, integral seal, back supply and flush, wall hung, wall outlet	Ea.	3.0000	\$1,275.00	\$3,825.00	RSM11FAC M, L, O&P	P
52	22-46-63-10-1740	Security service sink, stainless steel, service sink, with soap dish, 24" x 19" size	Ea.	2.0000	\$2,800.00	\$5,600.00	RSM11FAC M, L, O&P	P
53	22-47-13-10-2700	Drinking water fountains, for connection to cold water supply, wall mounted, non-recessed, stainless steel, single bubbler, no back	Ea.	2.0000	\$1,175.00	\$2,350.00	RSM11FAC M, L, O&P	P
<b>22 - Plumbing Total</b>						<b>\$28,953.00</b>		

23 - Heating, Ventilating, and Air-Conditioning (HVAC)

54	23-34-23-10-6670	HVAC power circulators and ventilators, residential, bath exhaust, grille, back draft damper, 110 CFM Closest Discription 130 CFM	Ea.	2.0000	\$154.00	\$308.00	RSM11FAC M, L, O&P	P
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23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total

\$308.00

26 - Electrical

55	26-05-19-90-0100	Wire, 600 volt, copper type THW, stranded, #12	C.L.F.	4.0000	\$70.00	\$280.00	RSM11FAC M, L, O&P	P
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Estimator: Fred Lozano

26 - Electrical

Preliminary Estimate, by line item  
Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
56	26-05-19-90-0220 Wire, 600 volt, copper type THW, stranded, #2	C.L.F.	2.0000	\$287.00	\$574.00	RSM11FAC M. L. O&P
57	26-05-19-90-0240 Wire, 600 volt, copper type THW, stranded, #1	C.L.F.	4.0000	\$345.00	\$1,380.00	RSM11FAC M. L. O&P
58	26-05-33-13-5000 Conduit, to 15' high, includes 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 L.F., electric metallic tubing (EMT), 1/2" diameter	L.F.	200.0000	\$4.32	\$864.00	RSM11FAC M. L. O&P
59	26-05-33-13-9140 Conduit, to 15' high, includes 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 L.F., PVC, schedule 40, 1-1/2" diameter	L.F.	100.0000	\$9.55	\$955.00	RSM11FAC M. L. O&P
60	26-05-33-16-0170 Outlet boxes, pressed steel, 4" square, for Romex or BX, with bracket	Ea.	8.0000	\$42.50	\$340.00	RSM11FAC M. L. O&P
61	26-05-33-16-0250 Outlet boxes, pressed steel, square, 4", covers, blank	Ea.	4.0000	\$11.45	\$45.80	RSM11FAC M. L. O&P
62	26-24-16-30-0150 Panelboards commercial applications, NQOD, with 20 amp 1 pole bolt on circuit breakers, 3 wire, 120/240 volt, 100 amp main lugs, 10 circuits	Ea.	1.0000	\$1,225.00	\$1,225.00	RSM11FAC M. L. O&P
63	26-51-13-40-3200 Interior HID fixtures, including lamps, and mounting hardware, metal halide, vaporproof, recessed, 175 watt	Ea.	6.5000	\$800.00	\$5,200.00	RSM11FAC M. L. O&P
64	26-56-23-10-1180 Exterior fixtures, including lamps, wall pack, metal halide, 175 watt	Ea.	1.3500	\$435.00	\$587.25	RSM11FAC M. L. O&P
<b>26 - Electrical Total</b>						<b>\$11,451.05</b>
<b>32 - Exterior Improvements</b>						
65	32-06-10-10-0310 Sidewalks, driveways and patios, excluding base, concrete, 3000 PSI, cast in place, S.F. 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 4" thick Side walk & Ramp	S.F.	190.0000	\$4.35	\$826.50	RSM11FAC M. L. O&P
<b>32 - Exterior Improvements Total</b>						<b>\$826.50</b>
<b>Estimate Grand Total</b>						<b>71,300.81</b>

**JOC TABULATION SHEET**  
**HIDALGO COUNTY UCP**  
**" BATHROOM FACILITIES AT LA PLAZITA PARK "**  
**LOCATED AT 310 N. Kansas St.**  
**WESLACO, TX.**  
**PROJECT#-5010-80-0306-5000-8000-UCP-GVG**

Job Order Contractor		e-mail	Total Proposal
1	CAS COMPANIES	<u>rmoses@caslp.com</u> <u>jcuevas@caslp.com</u>	
2	ALPHA BUILDING CORP	<u>ggrajales@alphabuilding.com</u> <u>flozano@alphabuilding.com</u>	\$84,336. <sup>83.</sup> -
3			





## Vendor Details

**MASTER CATEGORY:**  
**JOB ORDER CONTRACTING**

**CONTRACT NUMBER:** 10/030JC-01  
**CONTRACT TERMS:**

<b>Award Date</b>	February 21, 2010
<b>Expiration Date</b>	February 20, 2013
<b>1<sup>st</sup> Renewal</b>	February 21, 2011
<b>2<sup>nd</sup> Renewal</b>	February 21, 2012
<b>3<sup>rd</sup> Renewal</b>	February 21, 2013
<b>4<sup>th</sup> Renewal</b>	
<b>5<sup>th</sup> Renewal</b>	
<b>6<sup>th</sup> Renewal</b>	
<b>7<sup>th</sup> Renewal</b>	

**APPROVED PRODUCT OR SERVICE:**

JOC services

**TO PLACE AN ORDER:** contact the vendor for all your needs

**ONLINE ORDER LINK :** -

**PRICING :** According to the CFP contract

**FREIGHT DELIVERY :**

**OTHER :** HUB certified

**MWBE/HUB Status:** Certified

**DUE DILIGENCE:** [Download](#)

**CONTRACT PARTNER:** Alpha Building Corporation



**Contract Partner Web Site:**  
[www.alphabuilding.com](http://www.alphabuilding.com)

**APPROVED MARKET AREA :**  
Texas

**Contact Info:**

**Richard Booher**  
24850 Blanco Rd  
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**ABOUT THIS PARTNER:**

For all your JOC services and needs.  
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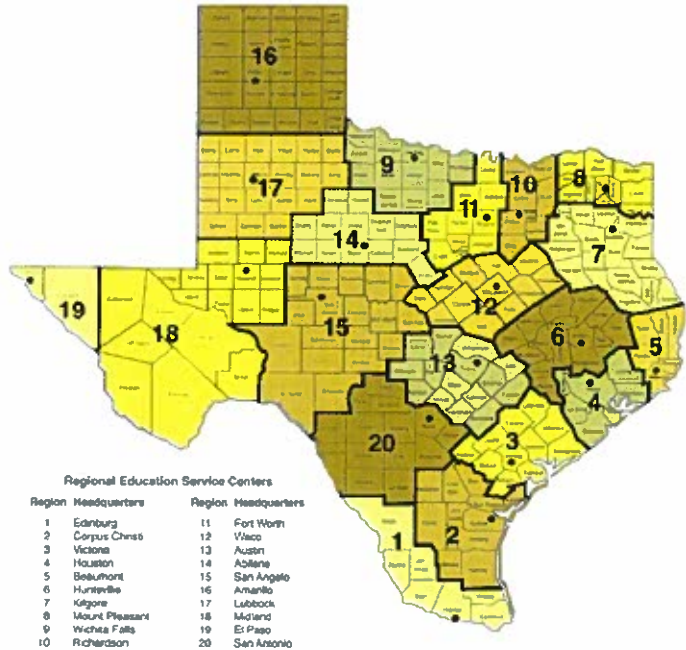
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### REGIONAL EDUCATION SERVICE CENTERS



ALL >> A B C D E F G H I J K L M N O P Q R S T U V W X Y

Contract/Resources	Partners	Contract Number	HUB/MWBE
<b>JOB ORDER CONTRACTING</b>			
	<a href="#">Alpha Building Corporation</a>	10/030JC-01	Yes
	<a href="#">BaseLine Paving &amp; Construction, Inc.</a>	10/052JC-01	Yes
	<a href="#">Basic IDIQ</a>	09/040JC-03	-
	<a href="#">Centennial Contractors</a>	09/040JC-06	-
	<a href="#">Centerline Construction</a>	09/002JC-01	-
	<a href="#">Construction Masters of Houston</a>	09/040JC-04	-
	<a href="#">Corporate Facilities Management Services, LLC</a>	09/040JC-01	Yes
	<a href="#">Corporate Facilities Management Services, LLC</a>	12/004JC-01	Yes
	<a href="#">Dura Pier Facilities Services, LTD</a>	09/040JC-05	Yes
	<a href="#">E Contractors USA</a>	12/004JC-02	Yes
	<a href="#">EE&amp;G Construction &amp; Electrical, LLC</a>	10/072JC-01	-
	<a href="#">Fort Bend Mechanical</a>	09/040JC-02	-
	<a href="#">Herrera &amp; Hunt Inc.</a>	09/040JC-07	Yes
	<a href="#">Herrera &amp; Hunt Inc.</a>	07/007JC-01	Yes
	<a href="#">Horizon International Group LLC</a>	12/004JC-03	Yes
	<a href="#">Hunt and Associates Inc.</a>	10/072JC-02	Yes
	<a href="#">Imperial Construction, Ltd.</a>	10/030JC-02	-
	KBR	10/052JC-02	-
	<a href="#">Millennium Project Solutions, Inc</a>	10/052JC-03	Yes
	<a href="#">P2MG</a>	10/030JC-03	Yes
	<a href="#">Quad-Tex Construction, Inc.</a>	12/004JC-04	Yes

	<a href="#">Rayco Construction</a>	07/007JC-02	Yes
	<a href="#">T. F. Harper &amp; Associates LP</a>	12/004JC-05	Yes
	<a href="#">T. F. Harper &amp; Associates LP</a>	09/066JC-01	-
	<a href="#">Tommy Klein Construction</a>	10/072JC-04	Yes
	<a href="#">Vaughn Construction</a>	10/072JC-03	-

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# **CHOICE FACILITY PARTNERS**

August 2009

## **JOB ORDER CONTRACTING IN TEXAS**

Job Order Contracting (JOC) is one of the least understood contracting methods, even for many who have worked in the construction and procurement process. JOC is a proven process of construction and remodeling which develops a relationship between building owner and construction manager, thus effectively extending staff capabilities for the owner. Specifically, JOC is an Indefinite Delivery Indefinite Quantity (IDIQ) contract. It is not specific to a project, but instead is general enough to cover a number of estimated projects over several years. In addition, a unit price book is used to calculate the cost.

The Center for Job Order Contracting Excellence at Arizona State University describes JOC as an excellent delivery method for renovation and repair projects. "The greatest advantage of the JOC method is that there is no need to bid each job, because price is calculated using a standard procedure defined in the contract. This allows rapid completion of work."

## **LEGAL USE OF JOB ORDER CONTRACTS**

### **Governing rules**

Choice Facility Partners (CFP), of the Harris County Department of Education (HCDE), offers a JOC and follows the requirements governing procurement and contracting specified in Intergovernmental Code 791 and Texas Education Code 44.041, which sets forth the criteria for legal selection of a contractor. Code 44.041 also specifies that the selection process must include price of the contractor's bid coefficient against a specified public construction price book.

To legally use JOC, governing boards should first designate use of JOC as the best value method for facility construction, repair, rehabilitation or alteration. Frequently, JOC is the best value due to the pricing standards and the long-term partnership nature of the contract. Contractors have an incentive to provide excellence and satisfy the owner, as the indefinite delivery and indefinite quantity mean that many projects can be included in the contract. After the JOC is designated as best value, governmental agencies can either bid a JOC or can take advantage of the HCDE Choice Facility Partners JOC pre-bid contract. Once the bid is awarded or an intergovernmental agreement is signed between the governmental agency and HCDE/Choice Facility Partners, JOC projects can begin very quickly.

Choice Facility Partners uses the R.S. Means price book. JOC pricing involves simply multiplying the quantities for each of the line items in the price book by the bid coefficient, which includes the overhead and profit and an adjustment for the city cost index. Once this is established



## **CHOICE FACILITY PARTNERS**

under the contract with the contract constraints (limits) put in effect by CFP, no additional bidding is required.

Unlike hard bid projects, JOC does not require a complete plan set for the projects to be bid. This is one of the advantages and cost savings as the project quantities and scope are supplied by the JOC contractor for the delivery order in a team approach “with the approval of the scope” by the staff of the governing agency.

### **ILLEGAL USE OF JOB ORDER CONTRACTS**

#### **QUESTIONS PRESENTED**

- (1) Is a local governmental entity permitted to have Job-Order-Contract (“JOC”) contractors compete against one another and bid on individual delivery orders, after the Job Order Contracts have already been awarded?
- (2) May a local government entity use an interlocal contract with an education-based cooperative to take advantage of a time and materials (trades) contract on a project that is valued at \$25,000 or more?

#### **BRIEF ANSWERS**

- (1) No, it is not reasonable for an entity to “re-compete” JOC contractors on individual delivery orders. Furthermore, if an entity bids individual delivery orders on already-issued job order contracts, it likely is no longer meeting the definition of a “Job Order Contract” under Texas law but rather has moved into the realm of another procurement method and must comply with the requirements for that procurement method.
- (2) No, a local government entity may not use an interlocal contract with an education-based cooperative to take advantage of a time and materials (trades) contract on a project that is valued at \$25,000 or more because a time and materials (trades) contract is not one of the legally permitted procurement methods available to an education-based cooperative. School district-based cooperatives, such as CFP, must comply with Texas Education Code § 44.031, which mandates the use of one of nine legally permitted procurement methods for contracts valued at \$25,000 or more. Time and materials contracts are not one of the authorized procurement methods listed in 44.031, and therefore, a school-district-based cooperative cannot legally enter into a time and materials contract. Likewise, a local governmental entity contracting with the cooperative through an interlocal agreement cannot use a time and materials contract.



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## **ANALYSIS – How to effectively use Job Order Contracts**

### **I. Job Order Contracts**

Job Order Contracts (“JOCs”) awarded through Harris County Department of Education (“HCDE”) Choice Facility Partners (“CFP”) are governed by Texas Education Code section 44.041, which provides that “[a] school district may award job order contracts for the minor construction, repair, rehabilitation, or alteration of a facility if the work is of a recurring nature but the delivery times are indefinite and indefinite quantities and orders are awarded substantially on the basis of predescribed and prepriced tasks.” TEX. EDUC. CODE. § 44.041(a). Section 44.041 of the Texas Education Code further states that the school district “may establish contractual unit prices for a job order contract by: (1) specifying one or more published construction unit price books and the applicable divisions or line items; or (2) providing a list of work items and requiring the offerors to bid or propose one or more coefficients or multipliers to be applied to the price book or work items as the price proposal.” TEX. EDUC. CODE. § 44.041(b). In compliance with this mandate, CFP uses the R.S. Means price book.

Once CFP advertises for, receives, and publicly opens sealed proposals for JOCs, pursuant to Texas Education Code section 44.041(c), the coefficient for the CFP program is calculated<sup>1</sup> and CFP puts in effect contract constraints/limits. Thereafter, CFP members who have valid interlocal agreements with HCDE may use the JOCs for a proper JOC-related project – no additional bidding is required.

Although JOCs *may* be awarded to more than one JOC contractor “in connection with each solicitation of bids or proposals,” nothing in the Texas Education Code permits, or requires, the bidding of individual delivery orders after JOCs have been awarded. Texas Education Code section 44.041(f) provides for only two types of orders, neither of which permits the bidding of individual delivery orders. The order may be (1) a fixed price, lump-sum contract based substantially on contractual unit pricing applied to estimated quantities; or (2) a unit price order based on the quantities and line item delivered. TEX. EDUC. CODE. § 44.041(f). In the case of CFP, pricing is calculated pursuant to R.S. Means; therefore, there is simply no need to bid on individual delivery orders and in fact, bidding of individual delivery orders would defeat the purpose of using JOCs.

Furthermore, the Code allows a school district to award a JOC to a single JOC contractor. *See* TEX. EDUC. CODE. § 44.041(f) (stating that a “district may award job order contracts to *one* or more job order contractors) (emphasis added). If the drafters of section 44.041 envisioned JOC contractors bidding on individual delivery orders, they arguably would not have permitted districts to award a JOC to a single contractor.

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<sup>1</sup> In the case of R.S. Means, the coefficient for the CFP program should include the overhead and profit and be adjusted for the city cost index.



## **CHOICE FACILITY PARTNERS**

By definition, a JOC must: (1) be for the minor construction, repair, rehabilitation, or alteration of a facility; (2) the work must be of a recurring nature; (3) the delivery times are indefinite; (4) indefinite quantities exist; and (5) orders are awarded substantially on the basis of prescribed and prepriced tasks. See TEX. EDUC. CODE. § 44.041(a). If an entity were to require JOC contractors to bid on individual delivery orders, the entity likely has moved out of the JOC arena and into another procurement method, depending on the type of bidding required for the JOC contractors. For example, if an entity required JOC contractors to competitively bid individual delivery orders, the entity must then comply with the more time consuming and cumbersome competitive bid requirements and cannot simply proceed under the JOC provisions.

One of the advantages of using JOCs is to enable jobs to be done faster and more cost-effectively. As the Center for Job Order Contracting Excellence at Arizona State University describes, “[s]ince procurement procedures are major contributors to overhead and require significant staff resources, bypassing this procedure saves time and money.” Because the JOC has already been bid, rapid procurement is allowed by simply calculating arithmetic quantities by line items listed in the price book times the bid coefficient. If an entity were to require JOC contractors to competitively bid individual delivery orders, the entity would have to comply with competitive bid requirements, and rapid procurement would not be possible.

Stated simply, mandating JOC contractors to bid individual delivery orders is not authorized by the Texas Education Code and would defeat the goal and purpose of job order contracting.

### **II. Time and materials (trades) contract**

Chapter 791 of the Texas Government Code governs interlocal cooperation contracts. Section 791.011(c) states that an interlocal contract may be to “provide a governmental function or service that each party to the contract is authorized to perform individually.” Pursuant to this section, CFP enters into interlocal contracts with other local governmental entities for the purpose of allowing those entities to purchase services under the same terms, conditions, and prices as are available to all participants of HCDE’s programs and services. In the context of interlocal contracts for purchases, “[a] local government that purchases goods and services...satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and services.” TEX. GOV’T CODE § 791.025(c).

Based on Texas Government Code section 791.011(c)’s mandate that each party to the interlocal contract be authorized to individually perform the function or service underlying the contract, in the context of procurement, CFP – and other district-based cooperatives – must comply with Texas Education Code § 44.031.



## **CHOICE FACILITY PARTNERS**

Section 44.031 of the Texas Education Code mandates, with a few exceptions, that all district contracts valued at \$25,000 or more in the aggregate for each 12-month period be made by one of the following methods that provides the best value for the district: (1) competitive bidding; (2) competitive sealed proposals; (3) a request for proposals, for services other than construction services; (4) an interlocal contract; (5) a design/build contract; (6) a contract to construct, rehabilitate, alter, or repair facilities that involves using a construction manager; (7) a job order contract for the minor construction, repair, rehabilitation, or alteration of a facility; (8) the reverse auction procedure as defined by Section 21.55.062(d), Government Code; or (9) the formation of a political subdivision corporation under Section 304.001, Local Government Code. TEX. EDUC. CODE § 44.031(a). Chapter 44 of the Texas Education Code then sets out in detail the requirements for each of the legally available procurement methods listed in section 44.031(a). A time and materials (trade) contract is not one of the listed procurement methods authorized under section 44.031. Therefore, a district-based cooperative cannot legally enter into a time and materials (trade) contract that is valued at \$25,000 or more.<sup>2</sup> Consequently, a local governmental entity cannot enter into an interlocal contract with a district-based cooperative to take advantage of a time and materials contract.

For example, if ABC County, Texas, entered into an interlocal contract with CFP, pursuant to chapter 791 of the Government Code, ABC County could use any of the contracts CFP legally procured. If CFP procured a job order contract with XYZ Company, for example, ABC County could give XYZ delivery orders pursuant to the job order contract. However, if CFP procured a time and materials (trade) contract with a contractor, ABC County would not be able to rely on its interlocal contract with CFP to use the time and materials contract. Chapter 791 mandates that each party be authorized to individually perform the function or service. In this example, the service to be performed by CFP is entering into the time and materials contract. However, CFP is not authorized to enter into a time and materials (trade) contract since it is not one of the authorized methods of procurement listed in section 44.031 of the Texas Education Code. Therefore, ABC County could not use an interlocal contract with CFP to take advantage of a time and materials (trades) contract on a project that is valued at \$25,000 or more.

Stated simply, if the cooperative is not authorized to individually perform the function or service, the local governmental entity cannot use an interlocal contract for that function or service.

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<sup>2</sup> A district could legally enter into time and materials (trades) contract on a project that is valued at less than \$25,000 in the aggregate 12-month period, assuming no other legal mandates applied.